074.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	917,600 / 917,600
					USE VALUE:	917,600 / 917,600
					ASSESSED:	917,600 / 917,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		SLEEPY HOLLOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLLANDER JONATHAN D &
Owner 2:	SHERBLOM SARAH A
Owner 3:	
Street 1:	15 SLEEPY HOLLOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DANIELS GERARD J--ETAL -
Owner 2:	DANIELS PAULINE M -
Street 1:	15 SLEEPY HOLLOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,600 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2100 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7600.000	464,000		453,600	917,600
Total Card	0.174	464,000		453,600	917,600
Total Parcel	0.174	464,000		453,600	917,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.95 | /Parcel: 436.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46998

GIS Ref

GIS Ref

Insp Date 12/10/08

!6223!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	463,900	0	7,600.	453,600	917,500	917,500	Year End Roll	12/18/2019
2019	101	FV	375,100	0	7,600.	460,100	835,200	835,200	Year End Roll	1/3/2019
2018	101	FV	375,100	0	7,600.	343,400	718,500	718,500	Year End Roll	12/20/2017
2017	101	FV	375,100	0	7,600.	311,000	686,100	686,100	Year End Roll	1/3/2017
2016	101	FV	375,100	0	7,600.	298,100	673,200	673,200	Year End	1/4/2016
2015	101	FV	334,800	0	7,600.	252,700	587,500	587,500	Year End Roll	12/11/2014
2014	101	FV	277,000	0	7,600.	239,800	516,800	516,800	Year End Roll	12/16/2013
2013	101	FV	275,900	0	7,600.	228,100	504,000	504,000		12/13/2012

PRINT

Date	Time
12/10/20	21:01:29

LAST REV

Date	Time
09/29/14	12:00:53
ekelly	

PAT ACCT. 6223

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANIELS GERARD	64163-461		8/29/2014		698,925	No	No		
	13666-250		4/1/1979		73,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2013	454	Redo Bat	7,500	C				
5/7/2009	319	Redo Kit	19,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2013	Info Fm Prmt	EMK	Ellen K
12/10/2008	Meas/Inspect	189	PATRIOT
10/15/1999	Meas/Inspect	264	PATRIOT
3/4/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46998
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7600		Sq. Ft.	Site		0	70.	0.85	5									453,599						453,600	

Total AC/HA: 0.17447 | Total SF/SM: 7600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 453,599 | Spl Credit | Total: 453,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00589943
Adj $ / SQ:	129.007
Other Features:	125237
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486327
Depreciation:	22371
Depreciated Total:	463956

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

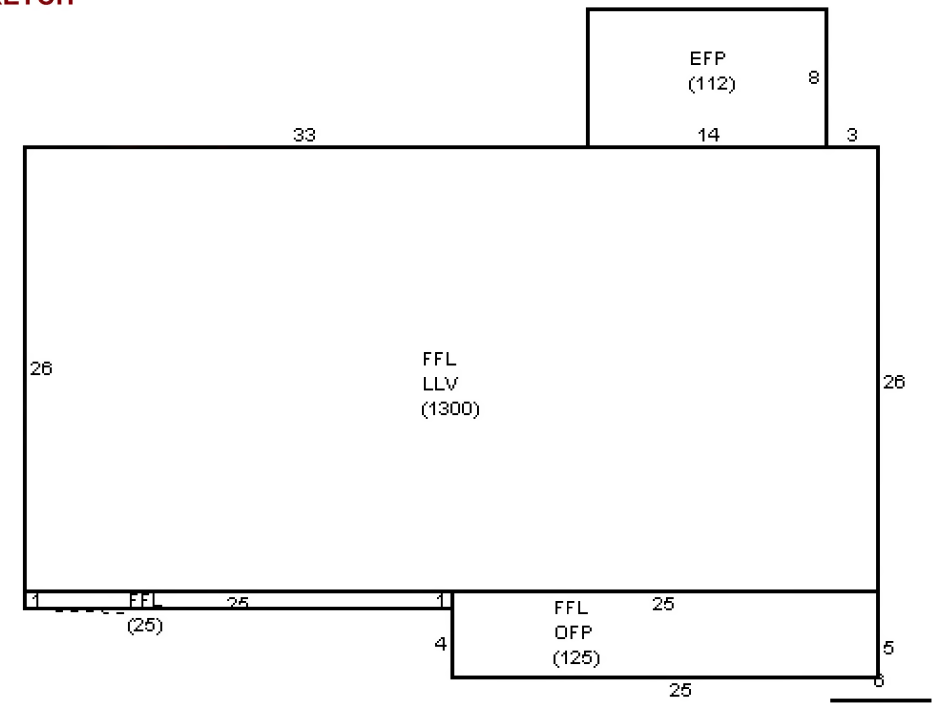
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.91
Special Features:	0	Val/Su Net:	155.34
Final Total:	464000	Val/Su SzAd	320.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,450	129.010	187,060
LLV	Lower Level	1,300	92.520	120,278
OFP	Open Porch	125	29.880	3,734
EFP	Enclos Porch	112	51.840	5,806
	Net Sketched Area:	2,987	Total:	316,878
Size Ad	1450	Gross Are	2987	FinArea 2100

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	